

**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: AUGUST 16, 2006**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: EOT-14963 - APPLICANT: POWER REALTY, ET AL -**

**OWNER: UNIFIED EQUIVALENT TRUST, ET AL**

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**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION: APPROVAL**, subject to:

**Planning and Development**

1. This Extension of Time will expire on August 18, 2008 unless another Extension of Time is approved by the Planning Commission.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-4095) and as required by the Planning and Development Department and Department of Public Works.

**\*\* STAFF REPORT \*\***

**APPLICATION REQUEST**

This is a request for an Extension of Time of an approved Site Development Plan Review (SDR-4095) that allowed a 62 lot single family residential development on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive.

**EXECUTIVE SUMMARY**

This is the first request for an Extension of Time on the subject site. The applicant is proposing a two year Extension of Time for the previously approved Site Development Plan Review (SDR-4095) and associated cases. The applicant indicates that the Extension of Time is needed since there will not be enough time to record the final map prior to the expiration of the subject Site Development Plan Review. Therefore, staff is recommending approval of the Extension of Time.

**BACKGROUND INFORMATION**

**A) *Related Actions***

- 03/06/02      The City Council approved an Annexation [A-0054-01(A)] of property generally located on the northeast corner of Jones Boulevard and Horse Drive of approximately 20.0 acres. The Planning Commission and staff recommended approval on 08/23/01. The effective date of the Annexation was 03/15/02.
- 08/18/04      The City Council approved a General Plan Amendment (GPA-4091) to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector of the General Plan from DR (Desert Rural Density Residential) to L (Low Density Residential), Rezoning (ZON-4093) from U (Undeveloped) Zone [D-R (Desert Rural Density Residential) General Plan Designation] to R-PD3 (Residential Planned Development – 3 Units per Acre), Variance (VAR-4094) to allow zero square feet of open space where 11,000 square feet is required, and a Site Development Plan Review (SDR-4095) for a 62 lot single family residential development and for a Waiver of perimeter landscaping requirement on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive. The Planning Commission and staff recommended approval, but staff recommended denial on 07/22/04.

08/16/06      The City Council will consider a related Extension of Time (EOT-14065) of an approved Variance (VAR-4094) that allowed zero square feet of open space where 11,000 square feet is required for a 62 lot single family residential development. Also, an Extension of Time (EOT-13950) of an approved Rezoning (ZON-4093) from U (Undeveloped) Zone [D-R (Desert Rural Density Residential) General Plan Designation] to R-PD3 (Residential Planned Development - 3 Units per Acre) on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive. Staff is recommending approval of the related Extensions of Time.

***B) Pre-Application Meeting***

A pre-application meeting is not required for an Extension of Time request.

***C) Neighborhood Meetings***

A neighborhood meeting is not required for an Extension of Time request, nor was one held.

**DETAILS OF APPLICATION REQUEST**

***A) Site Area***

Gross Acres:      20.35

***B) Existing Land Use***

Subject Property:    Undeveloped [Approved Site Development Plan Review (SDR-4095)]  
North:                Single Family Dwellings  
South:                Single Family Dwellings  
East                    Single Family Dwellings  
West:                  Single Family Dwellings

***C) Planned Land Use***

Subject Property    L (Low Density Residential)  
North                 R (Rural)  
South                 DR (Desert Rural)  
East                   R (Rural)  
West                   DR (Desert Rural)

***D) Existing Zoning***

Subject Property    U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation]  
                              under Resolution of Intent to R-PD3 (Residential Planned Development  
                              – 3 Units per Acre)  
North                 R-PD3 (Residential Planned Development – 3 Units per Acre)  
South                 R-PD2 (Residential Planned Development – 2 Units per Acre)  
East                   R-PD3 (Residential Planned Development – 3 Units per Acre)

West U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation]  
under Resolution of Intent to R-PD2 (Residential Planned Development  
– 2 Units per Acre)

***E) General Plan Compliance***

A General Plan Amendment (GPA-4091) designated the site as L (Low Density Residential) on the Centennial Hills Interlocal Land Use Plan Map of the Centennial Hills Sector Plan of the General Plan. The proposed R-PD3 (Residential Planned Development – 3 Units per Acre) designation is in conformance with the General Plan designation of L (Low Density Residential).

<b><i>SPECIAL DISTRICTS/ZONES</i></b>	<b>Yes</b>	<b>No</b>
<b>Special Area Plan</b>		X
<b>Special Overlay District</b>		X
<b>Trails</b>		X
<b>Rural Preservation Neighborhood</b>		X
<b>Development Impact Notification Assessment</b>		X
<b>Project of Regional Significance</b>		X

There are no Special Districts or Zones that affect the subject site.

**ANALYSIS**

***A) General Analysis and Discussion***

This is the first Extension of Time for the subject Site Development Plan Review (SDR-4095). The Site Development Plan Review was approved to allow a 62-lot single family residential development on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive was approved by the City Council on 08/18/04. The City Council also approved an associated General Plan Amendment (GPA-4091), Rezoning (ZON-4093) and Variance (VAR-4094). The applicant indicates that there will not be enough time to record the Final Map prior to the expiration of the Site Development Plan Review. Civil plans and a final map have not been submitted. Therefore, the subject Extension of Time can be supported to allow time for recordation of the Final Map.

***B) Conditions of Approval from Site Development Plan Review (SDR-4095)***

**Planning and Development**

1. Horses are not allowed within the development.
2. A General Plan Amendment (GPA-4091), Rezoning (ZON-4093), Variance (VAR-4094) approved by the City Council.

3. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
4. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
5. All development shall be in conformance with the site plan and building elevations, date stamped July 17, 2004, except as amended by conditions herein for a maximum of 62 lots.
6. Maximum building height shall not exceed two stories or 35 feet whichever is less.
7. The setbacks for this development shall be a minimum of 20 feet to the front of the house, 5 feet on the side, 7.5 feet on the corner side, and 15 feet in the rear.
8. The landscaping plan shall be amended to show conformance to Code Standards.
9. Landscaping and a permanent underground sprinkler system for common open space areas shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
10. Air conditioning units shall not be mounted on rooftops.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
13. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

14. Gated access driveways, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
15. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

17. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4093 and all other subsequent site-related actions.
18. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
19. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that non-standard knuckles are proposed within this subdivision.

## **FINDINGS**

As there have been no notable changes on the site since the approval of the original application, staff has no objection to this request for an Extension of Time. A condition of approval has been added, which recommends that the extension be allowed for two years or until such time as another Extension of Time application is approved.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**      N/A

**ASSEMBLY DISTRICT**      N/A

**SENATE DISTRICT**      N/A

**NOTICES MAILED**      N/A

**APPROVALS**      0

**PROTESTS**      0